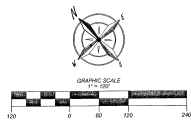


6/163-A

SANTA FE ESTATES SUBDIVISION, PHASE 1

123.19 ACRES IN BASTROP COUNTY, TEXAS



STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
 OWNERS CERTIFICATION:
 THAT CENEX SANTA FE ESTATES, L.P. A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER(S) OF 231.16 ACRES IN THE RUBEN GAGE SURVEY ABSTRACT 31 AND THE ADDITION LOTION SURVEY, ABSTRACT 45, BEING THAT 21.27 ACRES CONVEYED TO US BY WARRANTY DEED WITH RECORDING INSTRUMENT NO. 20180221, CITIPLA PUBLIC RECORDS, BASTROP COUNTY, TEXAS (P.R.C.T.), BRING 200.87 ACRES OUT OF AND A PORTION OF THE RESIDUE OF THAT CERTAIN 241.8 ACRES TRACT DESCRIBED TO WAVE L. MARIN BY INSTRUMENT NO. 20180221, P.R.C.T., OF DEED RECORDS, BASTROP COUNTY, TEXAS, AND THAT 1.00 ACRE TRACT OF LAND CONVEYED TO HERBERT SHELBY BY INSTRUMENT NO. 20000517, RECORDED IN VOLUME 155, PAGE 29 OF PUBLIC RECORDS, SUBJECT TO 11 ACRES TRACT OF LAND CONVEYED TO ESTELIA BRUNO, BY DEED RECORDED AS DOCUMENT NO. 20100319, P.R.C.T., DO HEREBY SUBDIVIDE 123.19 ACRES OUT OF SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS: SANTA FE ESTATES SUBDIVISION, PHASE 1, AND DO HEREBY DECLARE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, WITNESS MY HAND THIS _____ DAY OF _____, A.D.

Matthew Long 05/02/2019
 MATTHEW LONG, AUTHORIZED AGENT
 CENEX SANTA FE ESTATES, LP
 2311 HANCOCK DR., AUSTIN, TX, 78756

STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

05/02/2019
 TRACY M. BARNWELL
 Notary Public
 My Commission Expires September 03, 2020

AQUA WATER SERVICE CERTIFICATION:
 IF ON THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION DOES NOT COMPLY WITH THE TERMS OF AQUA WATER SUPPLY CORPORATION INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS, UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA SERVICE TO SUBDIVISIONS.

Alan David McMurry
 ALAN DAVID McMURRY
 GENERAL MANAGER
 AQUA WATER SUPPLY CORPORATION
 DATE: 5/6/2019

STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

05/16/2019
 TRACY M. BARNWELL
 Notary Public
 My Commission Expires September 03, 2020

STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

05/16/2019
 TRACY M. BARNWELL
 Notary Public
 My Commission Expires September 03, 2020

ENGINEER'S CERTIFICATION:
 I, TRAVIS FLAKE, DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR BASTROP COUNTY, TEXAS, AND THAT THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON IS IN ACCORDANCE WITH THE DRAINAGE EASEMENTS AS SHOWN HEREON.

05/16/2019
 TRAVIS FLAKE, P.E. 109971
 SOUTHWEST ENGINEERS, INC.
 112 CRAWFORD PARK LOOP, SUITE A
 BUDA, TX 78801
 TEXAS REG. NO. F-1999

SURVEYOR'S CERTIFICATION:
 I, SCOTT A. HARRIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY, TEXAS. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR THE INFLUENCE AND A COMPLETE TITLE SEARCH WAS NOT PERFORMED DURING THE COURSE OF THIS SURVEY. SAID INSTRUMENT IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD.

05/16/2019
 SCOTT A. HARRIN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 6375 - TRPLS FIRM NO.: 15193804
 3701 ON SURVEYING, INC.
 614 ERRITY LAKE
 BUDA, TX 78601

FILED 05/16/2019 10:15 A.M.
 Rose Patek
 COUNTY CLERK
 BASTROP COUNTY, TEXAS

NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

05/16/2019
 TRACY M. BARNWELL
 Notary Public
 My Commission Expires September 03, 2020

STATE OF TEXAS § KNOWN BY ALL MEN PRESENTS
 COUNTY OF BASTROP §
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 COUNTY OF BASTROP §
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05/16/2019
 TRACY M. BARNWELL
 Notary Public
 My Commission Expires September 03, 2020

FLOOD PLAIN NOTES:
 A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, FIRM NO. 48020C020E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193).

FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMUNITY COURT DOES NOT MEAN THAT LANDS OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR DESIGNATED WETLAND AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OTHER AGENCIES, HEREIN, FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTIFAMILY CONSTRUCTION.

NO STRUCTURES OR LAND USES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS FLOOD DAMAGE EASEMENTS OR DRAINAGE/RETENTION AREAS.

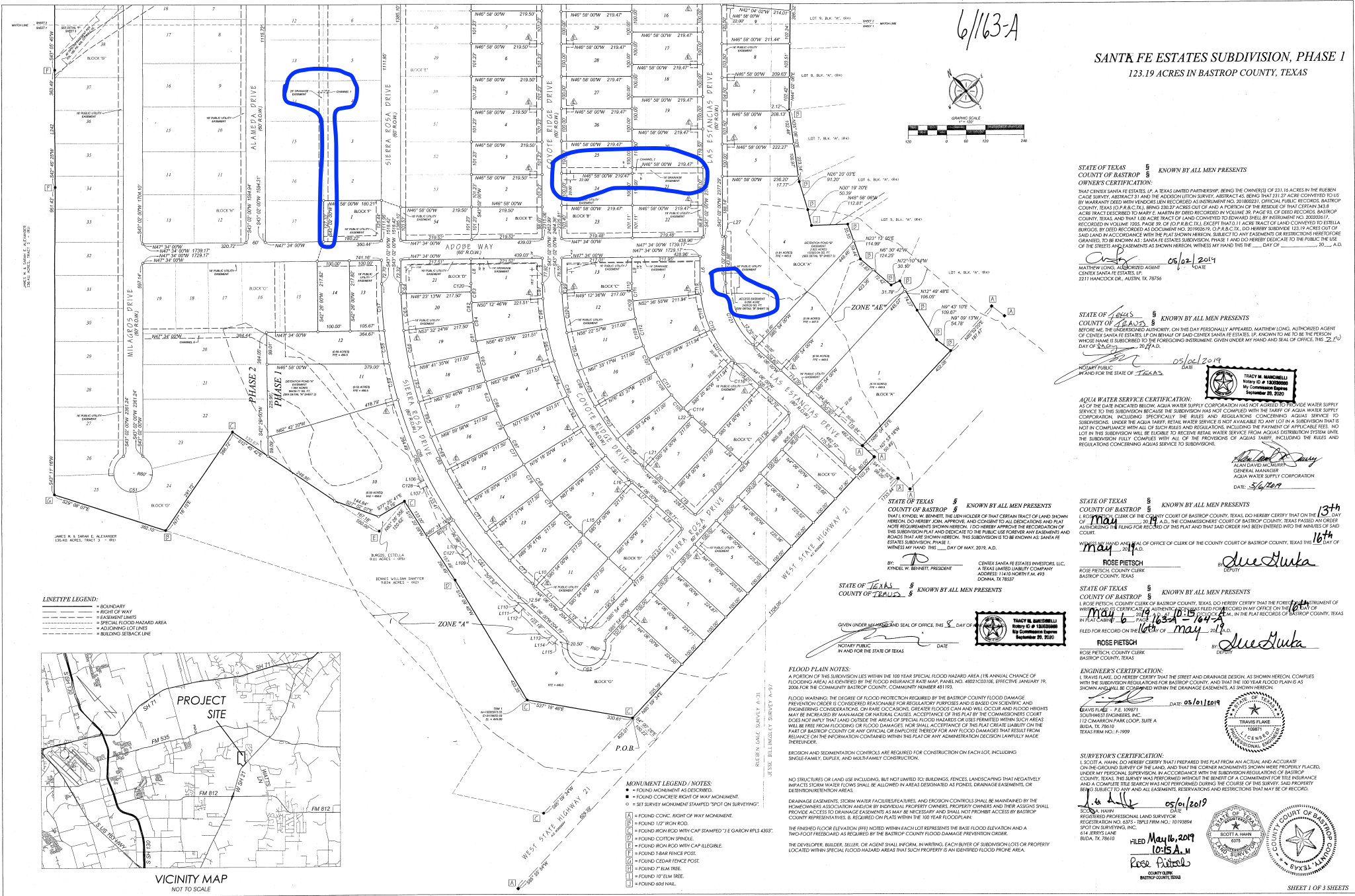
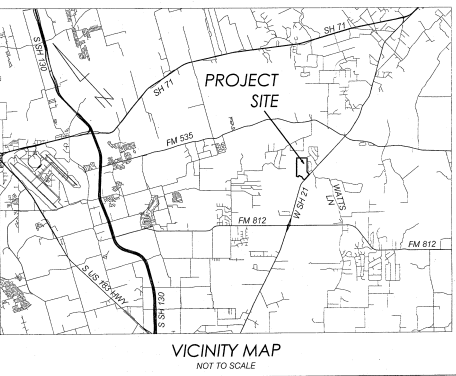
DRAINAGE EASEMENTS, STORM WATER FACILITIES/EASEMENTS, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE UNEMPLOYED ASSOCIATION AND/OR BY INDIVIDUALS/PROPERTY OWNERS, PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES AS REQUIRED ON PLATS WITHIN THE 100 YEAR FLOODPLAIN.

THE FINISHED FLOOR ELEVATION (FFE) NOTED WITHIN EACH LOT REPRESENTS THE BASE FLOOD ELEVATION AND A TWO-FOOT FREEBOARD AS REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER.

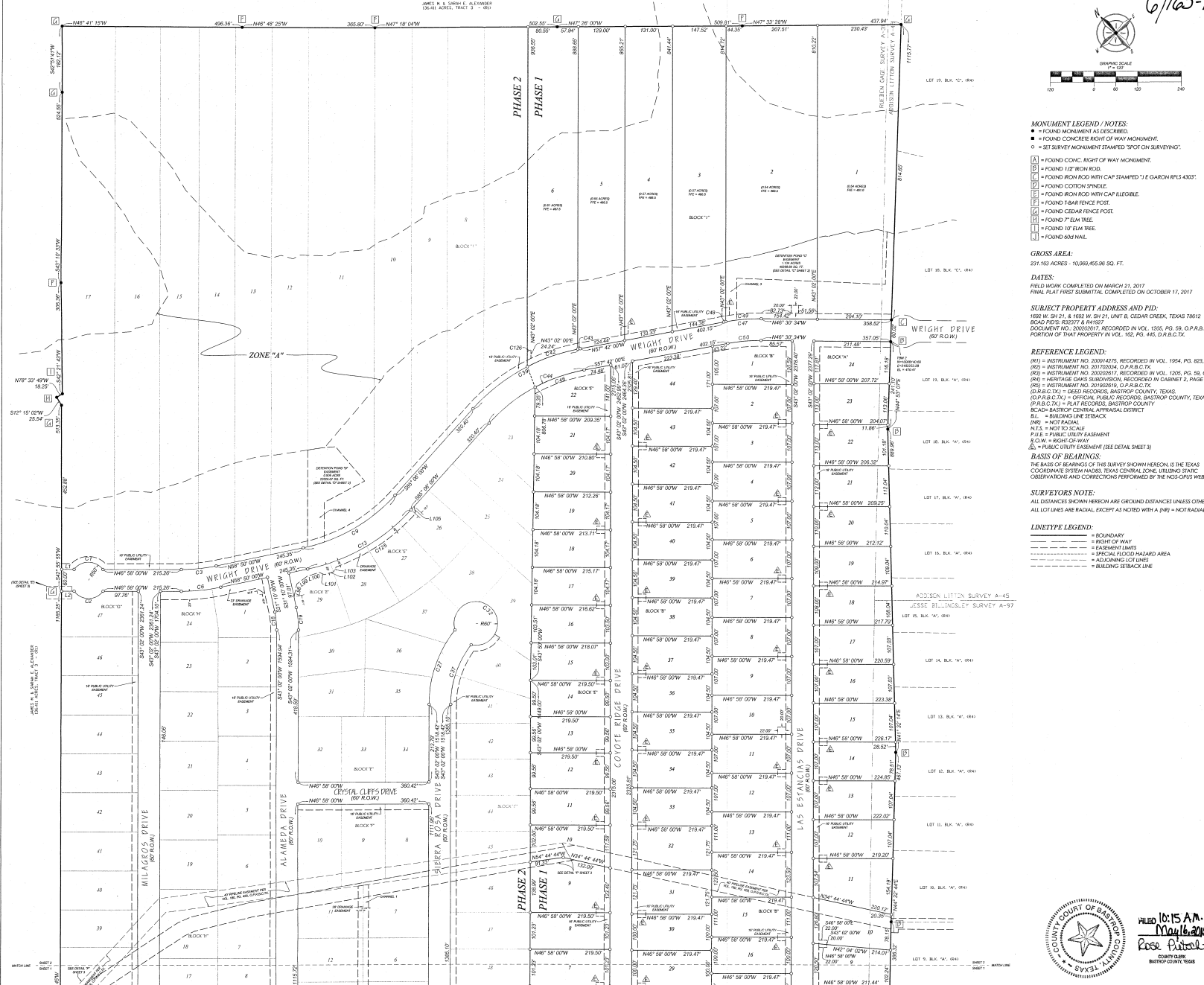
THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD PRONE AREA.

- MONUMENT LEGEND / NOTES:
- FOUND MONUMENT AS DESCRIBED.
 - FOUND CONCRETE RIGHT OF WAY MONUMENT
 - SET SURVEY MONUMENT STAMPED "SPOT ON SURVEYING"
 - FOUND CONC. RIGHT OF WAY MONUMENT.
 - FOUND 1/2" IRON ROD.
 - FOUND IRON ROD WITH CAP STAMPED "J. GARRON #13 4303"
 - FOUND COTTON SPINDLE.
 - FOUND IRON ROD WITH CAP ILLEGIBLE.
 - FOUND 1.666 FENCE POST.
 - FOUND CEDAR FENCE POST.
 - FOUND 7" ELM TREE.
 - FOUND 10" ELM TREE.
 - FOUND 600 GAL TANK.

- LINE/TYPE LEGEND:
- BOUNDARY
 - - - RIGHT OF WAY
 - - - EASEMENT LIMIT
 - - - SPECIAL FLOOD HAZARD AREA
 - - - ADDITIONAL LOT LINE
 - - - BUILDING SETBACK LINE



6/163-B SANTA FE ESTATES SUBDIVISION, PHASE I
123.19 ACRES IN BASTROP COUNTY, TEXAS



MONUMENT LEGEND / NOTES:
 ● = FOUND MONUMENT AS DESCRIBED.
 ■ = FOUND CONCRETE RIGHT OF WAY MONUMENT.
 ○ = SET SURVEY MONUMENT STAMPED 'SPOT ON SURVEYING':
 (A) = FOUND CONC. RIGHT OF WAY MONUMENT.
 (B) = FOUND 1/2" IRON ROD.
 (C) = FOUND IRON ROD WITH CAP STAMPED 'E GARCON RPT'S 4307'.
 (D) = FOUND COTTON SPRINCLE.
 (E) = FOUND IRON ROD WITH CAP LEGIBLE.
 (F) = FOUND 1/2" IRON ROD WITH POST.
 (G) = FOUND CEDAR FENCE POST.
 (H) = FOUND 7" ELM TREE.
 (I) = FOUND 10" ELM TREE.
 (J) = FOUND 500' NAIL.

GRASS AREA:
 231.163 ACRES - 10,660,455.96 SQ. FT.

DATES:
 FIELD WORK COMPLETED ON MARCH 21, 2017
 FINAL PLAT FIRST SUBMITTAL COMPLETED ON OCTOBER 17, 2017

SUBJECT PROPERTY ADDRESS AND PID:
 1692 W. SH 21, & 1692 W. SH 21 UNIT B, CEDAR CREEK, TEXAS 78612
 ROAD PDS: 20227 & 24107
 DOCUMENT NO.: 20052811, RECORDED IN VOL. 1205, PG. 59, O.P.R.B.C.T. & PORTION OF THAT PROPERTY IN VOL. 162, PG. 445, D.R.B.C.T.

REFERENCE LEGEND:
 (R1) = INSTRUMENT NO. 20014275, RECORDED IN VOL. 1954, PG. 823, O.P.R.B.C.T.
 (R2) = INSTRUMENT NO. 20170354, O.P.R.B.C.T.
 (R3) = INSTRUMENT NO. 20030357, RECORDED IN VOL. 1206, PG. 59, O.P.R.B.C.T.
 (R4) = HERITAGE OASIS SUBDIVISION, RECORDED IN DISTRICT 7, PAGE 513A, PUBLIC CTY.
 (R5) = INSTRUMENT NO. 20160259, O.P.R.B.C.T.
 (R6) = (R1) - DATED RECORDS, BASTROP COUNTY, TEXAS
 (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
 (P.A.B.C.T.) = PLAT RECORDS, BASTROP COUNTY
 BCAD = BASTROP COUNTY APPRAISAL DISTRICT
 BL = BILLBOARD LINE SERVICE
 (N) = NOT RASD
 ALL = NOT TO SCALE
 P+S = PUBLIC UTILITY EASEMENT
 R+W = RIGHT-OF-WAY
 P = PUBLIC UTILITY EASEMENT (SEE DETAIL SHEET 3)

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THE SUBDIVISION BEARINGS IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS CENTRAL ZONE, UTM/STATION 17Q, OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-CPG WEBSITE.

SURVEYS NOTE:
 ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
 ALL LOT LINES ARE RADIAL EXCEPT AS NOTED WITH A (N) - NOT RADIAL.

LINE TYPE LEGEND:
 --- = BOUNDARY
 --- = RIGHT OF WAY
 --- = EASEMENT LINE
 --- = SPECIAL FLOOD HAZARD AREA
 --- = ADJOINING LOT LINES
 --- = BUILDING SETBACK LINE

GENERAL NOTES:
 1. UTILITY SERVICE PROVIDERS:
 WATER: AQUA WATER SUPPLY CORPORATION
 WASTE WATER: ON SITE SEPTIC
 ELECTRIC: SUBSTANTIAL ELECTRICAL COOPERATIVE
 2. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY UNNATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LANDS OUTSIDE THE AREA OF SPECIAL FLOOD HAZARD OR ANY PENALTY WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOT SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT CAN RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT FOR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREAFTER.
 3. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
 4. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPES THAT NEGATIVELY IMPACTS EROSION WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 5. DRAINAGE EASEMENTS AND STORM WATER DEFLECTION FACILITIES SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER. MAINTENANCE SHALL CONSIST OF ESTABLISHING AND MAINTAINING VEGETATION WITHIN THESE EASEMENTS AND MOOVING EASEMENTS TWICE A YEAR. PROPERTY OWNER AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
 6. THE FINISH FLOOR ELEVATION NOTED WITHIN LOTS 1-4, BLOCK "A" REPRESENTS THE BASE FLOOD ELEVATION AND A SPOCK FRESHWATER AS REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER.
 7. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF THE SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
 8. NON-RESIDENTIAL DEVELOPMENT AND SUBSTANTIAL IMPROVEMENTS WITHIN THE MAPPED FLOODWAY SHALL BE REQUIRED DETAILED DESIGN WHICH DEMONSTRATES HIGH HYDRAULIC AND HYDRAULIC ANALYSIS PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENGINEERING DESIGN DOES NOT CAUSE AN UNREASONABLE FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
 9. ALL DRIVEWAYS IN THE SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE FRONT DRIVEWAY AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY BE OBTAINED FROM THE COUNTY ENGINEER. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY MDOT AND THEREFORE MUST BE APPROVED AND CONTRIBUTED TO ITS STANDARDS.
 10. RIGHTS IN PROPERTY IN THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO, BASTROP COUNTY, TEXAS, AND FEDERAL REGULATIONS. DRIVEWAY AND DETENTION/RETENTION POND ON-SITE SERVICE FACILITY, AND LOST PINE HABITAT CONSERVATION PLAN COUNTY PERMITS ARE OBTAINED AND SUBMITTED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 11. NO ON-SITE WELLS SHALL BE PLACED WITHIN 120' (OR IF DEDICATED AN ON-SITE SEWAGE DISPOSAL AREA, NO CAN ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 120' IF EXISTING) OF ON-SITE WELLS. EACH LOT SHALL HAVE A 2" (2") INCH ENCASED WELL WITH SERVICE ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR THE SAME. IF NOT SPECIFIED HEREIN, FURTHER INFORMATION AND REGISTRATION OF ON-SITE WELLS IS OBTAINED AND SUBMITTED THROUGH THE LOST PINE GROUNDWATER CONSERVATION DISTRICT.
 12. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND MUST TO TEXAS COMMISSIONERS ON-DRAINAGE IMPROVEMENT WHICH COUNTRY WITH THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
 14. APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND, INFORMATION AND CALCULATIONS PROVIDED HEREIN. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SURVEY, WHETHER OR NOT THE PLAT IS REVIEWED FOR COMPLIANCE OF REGULATIONS BY BASTROP COUNTY ENGINEER AND/OR PLATS REVIEW STAFF.
 15. THE OWNER OF THIS SUBDIVISION, AND HE OR HIS SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND CONSTRUCTION OF DRAINAGE IMPROVEMENT WHICH COUNTRY WITH APPLICABLE REGULATIONS AND REQUIREMENTS OF BASTROP COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT FILING DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND, INFORMATION AND CALCULATIONS PROVIDED HEREIN. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SURVEY, WHETHER OR NOT THE PLAT IS REVIEWED FOR COMPLIANCE OF REGULATIONS BY BASTROP COUNTY ENGINEER AND/OR PLATS REVIEW STAFF.
 16. THIS SUBDIVISION LIES WITHIN THE AREA "B" VOLUNTARY FET OF THE CITY OF BASTROP.
 17. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF FINANCIAL AND SUBDIVISION ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL BASTROP COUNTY DESIGNATED STREETS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.
 18. PROPERTY OWNERS AND/OR HOMEOWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY.
 19. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF TWO STREETS.
 20. THE UNDERGROUND OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE BUILDING OF ALL BRIDGES, CULVERTS, STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT. IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING OR BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 21. THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO REGULATE. SECURITY POSTS TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS COLLECTION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE COMMISSIONERS COURT TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONTRIBUTION OF A CONTRIBUTION OBLIGATION BRIDGES ON THE PART OF THE SUCCESSOR AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY. THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
 22. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FINANCIAL AND SUBDIVISION ACCEPTANCE FOR MAINTENANCE OF BASTROP COUNTY STANDARDS AND STREETS BY BASTROP COUNTY DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAMES SIGNAL AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S OBLIGATION. SPEED LIMITS, STOP AND YIELD SIGNALS, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNALS, SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT.
 23. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT NOR THE FILING OF RECORDS OF THIS SUBDIVISION CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEFICIENCY OF THE ROADWAYS DEFICIENT ON THIS PLAT. ONLY BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADWAYS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY ANY ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROADWAY THAT HAS BEEN DEDICATED IN THE PLAT, LAND ACQUISITION IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
 24. NO LOTS IN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
 25. ONLY ONE SINGLE FAMILY RESIDENCE PER LOT.
 26. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
 27. BUILDABLE LOT CALCULATION BASED ON AREA OF LOT OUTSIDE OF FLOOD ZONE.
 28. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. DRIVEWAY CULVERTS ARE REGULATED BY MDOT AND THEREFORE MUST BE APPROVED AND CONTRIBUTED TO ITS STANDARDS.

ADDITIONAL SURVEY & AS:
 JESSIE HILLING, SURVEY #4-7
 LOT 15, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 14, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 13, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 12, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 11, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 10, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 9, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 8, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 7, BLK. "A", PHASE I

ADDITIONAL SURVEY & AS:
 LOT 6, BLK. "A", PHASE I



FILED 10:15 AM
 May 16, 2019
 Rose Pittsford
 COUNTY CLERK
 BASTROP COUNTY TEXAS

